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# Loulé 195,000 €

## Ref: ST2054

Charming 168m² house, 5 minutes from Loulé, ready for renovation on 1,071m² land. Potential for 3 bedrooms, 2 bathrooms, kitchen, and lounge. Electricity connected, water/sewage available. Urban planning allows expansion to 450m² with a pool and additional floor. Perfect for restoration enthusiasts or savvy investors. Proximity to Loulé and Santa Barbara offers a unique blend of urban and suburban living.

168sm | 1071sm | 0 | 0 | NO

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606
**www.divine-home.pt | info@divine-home.pt**

Embrace the charm of this classic old house, ready for a makeover,  just 5 minutes from the enchanting town of Loulé.  With its southern orientation, the 168m² dwelling presents a canvas for renovation without the need for a project, making it an ideal prospect for those seeking a restoration project.

Nestled on  1.071m² flat land adorned with fruit trees, it could have an amazing garden.
Subject to planning, the existing urban area allows for an expansion of up to 450m², offering the exciting possibility of a swimming pool and the addition of a first floor to elevate your living space.

The current layout boasts potential for 3 bedrooms, 2 bathrooms, a kitchen, laundry room, dining area, and a welcoming living room, all waiting to be re imagined. The practicalities are already in place, with electricity connected and mains water and sewage conveniently available in the street, ready to be connected to.

This property not only provides a unique opportunity for a renovation enthusiast but also beckons to investors looking to unlock its full potential. The combination of existing features and the option to introduce a second floor and a swimming pool ensures flexibility for customization, tailoring the space to suit your vision.

Situated within a short drive from both Loulé and Santa Barbara, the property offers the best of both worlds. The convenience of proximity to Loulé means easy access to its historic architecture, vibrant markets, and cultural events. On the other hand, Santa Barbara promises a more rural or suburban ambiance, offering a serene contrast to urban living.

Seize the chance to shape this property into your dream home or a lucrative investment, the possibilities are as vast as the flat land it sits upon. With its strategic location and promising features, this property is not just a house; it's an opportunity waiting to be explored and embraced.

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## General details

- Year of construction: pre 1951
- Type: Detached
- View: Countryside views
- Outside area: Private garden
- Water: Cisterna, Mains water
- Sewerage: Mains drainage

## Interior details

- Lay-out: Ground floor
- Energy certificate: Exempt

## Exterior details

- Pool: Possible to build a pool
- Outside area: Private garden
- View: Countryside views
- Sewerage: Mains drainage
- Water: Mains water
- Beach: 20 min. by car
- Golf course: 15 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 10 min. by car
- Airport: 20KM
- Ownership: Private ownership (On-shore)